

CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

STATE OF DELAWARE
DEPARTMENT OF STATE

DIVISION OF PROFESSIONAL REGULATION

TELEPHONE: (302) 744-4500
FAX: (302) 739-2711
WEBSITE: WWW.DPR.DELAWARE.GOV

PUBLIC MEETING MINUTES:	DELAWARE REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, June 11, 2009 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , second floor of the Cannon Building
MINUTES APPROVED:	July 9, 2009

MEMBERS PRESENT

Christopher J. Whitfield, Professional Member, Chairman
Ricky H. Allamong, Professional Member, Vice-Chairman
Patricia O'Brien, Public Member, Secretary
James C. Brannon, Jr., Public Member
Denise R. Stokes, Public Member
Gilbert Emory, Public Member
Vincent M. White, Professional Member
Andrew Staton, Professional Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Allison Reardon, Deputy Attorney General
Shauna Slaughter, Administrative Specialist II
Gayle Melvin, Administrative Specialist III

MEMBER ABSENT

James L. Givens, Professional Member

ALSO PRESENT

Mike McGavisk
Denise Tatman, DAR
Crystal Hudson, SCAOR

CALL TO ORDER

Mr. Whitfield called the meeting to order at 9:07 a.m.

REVIEW OF MINUTES

A motion was made by Mr. Brannon, seconded by Ms. Stokes to approve the minutes of the meeting held on May 14, 2009. The motion passed unanimously.

HEARINGS

9:30 a.m. – Case 02-24-08 Against Mark D. Epstein

A continuance was granted at the request of Edward A. Tarlov, Esquire, attorney for Mr. Epstein. The hearing has been rescheduled for the August meeting.

10:30 a.m. – Case 02-10-08 Against Paul Pruitt and Case 02-11-08 Against Sharon Morris

Since the hearing notice letters were returned to the Commission office, the hearing has been rescheduled for the August meeting.

NEW BUSINESS

Applications for Licensure

A motion was made by Mr. Staton, seconded by Mr. Emory to ratify the following new salesperson applicants as presented:

Robert Kuhl, Patterson Schwartz & Associates, Inc., Hockessin, DE
Clifford Cross, Keller Williams Realty, Wilmington, DE
Wilson Comegys, Keller Williams Realty, Newark, DE
Gene Vadas, Brandywine Fine Properties, Wilmington, DE
Edward Walther, Prudential Fox & Roach, Newark, DE
Michael Milligan, Keller Williams Realty, Newark, DE
Lasonya Oney, Century 21 Tull Ramey Real Estate, Seaford, DE
Valerie Sterling, Re/Max 1st Choice, Smyrna, DE
Peter McGuinn, Re/Max Hometown, Media, PA
Diane King, Weichert Realtors, Fort Washington, PA
Annette Maazaoui, Patterson-Schwartz, Greenville, DE
Kathleen Paszko, Platinum Realty, Middletown, DE
Krista Kautz, Coldwell Banker Preferred Caparo Real Estate, Conshohocken, PA
Benjamin Juan, Keller Williams, Wilmington, DE
Nancy Hartnett, Keller Williams, Wilmington, DE
Erin Mannis, Bancroft Realty Co., Inc., Wilmington, DE
Shannon Kotowski, ERA Harrington Realty, Dover, DE
Therese Poff, Keller Williams, Christiana, DE
Alex Bass, Coldwell Banker Rowley Realtors, Newark, DE
Patricia Pierce, Prudential Fox & Roach, Newark, DE
Bryan Shupe, Sunrise Real Estate, Bridgeville, DE
Mary Korzenewski, Long & Foster, Rehoboth Beach, DE
Jennifer Trapani, Weichert Real Estate, Wilmington, DE
Douglas Rodio, CB Richard Ellis, Inc., Philadelphia, PA
Raymond Bremmerman, Long & Foster, Rehoboth Beach, DE
Wei Philipp, Weichert Realtors, Wilmington, DE
Judi Ackerson, Long & Foster, Media, PA
Susan Thomas, Patterson-Schwartz, Greenville, DE

Hope Burnett, Keller Williams, Christiana, DE
Linda Lomax, Long & Foster, Media, PA
Kelly Burns, Prudential Fox & Roach, Hockessin, DE
Julie Houk, Keller Williams, Christiana, DE
Kimberly McLin, Home Realty, Newark, DE

The motion passed unanimously.

The application of Aminah Nock-Saunders for a resident salesperson's license was reviewed. A motion was made by Mr. Staton, seconded by Ms. O'Brien to approve this application. The motion passed unanimously.

New Office

The application of Adkins Real Estate, Inc. for a new office was reviewed. A motion was made by Mr. Allamong, seconded by Mr. Brannon to approve this application. The motion passed unanimously.

Status of Complaints

Complaint No. 02-27-09 – Closed
Complaint No. 02-09-09 – Referred to Attorney General's Office

Education Committee Report

Recommendation to Approve and Deny Course Providers, Instructor Applicants and Student Requests as Noted

A motion was made by Mr. Brannon, seconded by Mr. Staton to approve and deny course providers, instructor applicants and student requests as noted in the minutes of the June 4, 2009 meeting of the Real Estate Education Committee. The motion passed unanimously.

Discussion: Instructor Status of Michael Davis, Esquire

Mr. McGavisk advised the Commission that Michael Davis, Esquire, an approved real estate education instructor, has been suspended from practicing law for one year by court order. The Education Committee was concerned whether this suspension would affect Mr. Davis' instructor approval. Ms. Reardon summarized the violations from the court order. A motion was made by Mr. Staton, seconded by Mr. Emory to withdraw Mr. Davis' approval as an instructor. The motion passed unanimously.

Discussion: Claim Against the Guaranty Fund – Tisdell v. Hartman and Associates d/b/a Century 21 Towne Centre-Bear

The Commission reviewed the information submitted from Gary Bryde, Esquire, regarding a claim against the Guaranty Fund. A motion was made by Mr. White, seconded by Mr. Brannon to propose to deny the claim against the Guaranty Fund and allow Mr. Bryde to request a hearing on the limited issue of whether or not he has complied with Section 2922 of the statute which gives specific requirements for filing a claim against the Guaranty Fund. The motion passed unanimously.

Letter from Stephen Taylor Requesting a Waiver of the One-Year Requirement

The Commission reviewed the letter from Stephen Taylor requesting a waiver of the one-year requirement. A motion was made by Mr. White, seconded by Mr. Brannon to grant Mr. Taylor a 60 day extension starting from May 14, 2009. The motion passed unanimously.

Election of Officers

A motion was made by Ms. O'Brien, seconded by Mr. Staton to nominate Mr. Allamong as Chairman. The motion passed unanimously.

A motion was made by Mr. Emory, seconded by Ms. Stokes to nominate Mr. White as Vice-Chairman. The motion passed unanimously.

A motion was made by Mr. Allamong, seconded by Ms. O'Brien to nominate Mr. Staton as Secretary. The motion passed unanimously.

OLD BUSINESS

Sign Final Order from Show Cause Hearing Held on January 8, 2009 for Anthony Stenta

The final order from the show cause hearing held on January 8, 2009 for Anthony Stenta was signed by Commission members.

Sign Final Order from Show Cause Hearing Held on January 8, 2009 for D. Page Wilgus

The final order from the show cause hearing held on January 8, 2009 for D. Page Wilgus was signed by Commission members.

Sign Final Order from Show Cause Hearing Held on January 8, 2009 for Jocelyn Sikora

The final order from the show cause hearing held on January 8, 2009 for Jocelyn Sikora was signed by Commission members.

Sign Final Order from show Cause Hearing Held on February 12, 2009 for Dawn Momot

This was tabled until the next meeting.

Sign Final Order from Hearing Held on March 12, 2009 for Haibo Wang

This was tabled until the next meeting.

Sign Final Order from Hearing Held on March 12, 2009 for Drew Pettingill

This was tabled until the next meeting.

Sign Final Order from Hearing Held on April 9, 2009 for Leroy Gaines

This was tabled until the next meeting.

Discussion: Annual Seminar

The Education Committee provided the Commission with a draft agenda for the seminar. Mr. McGavisk reported that Roger Truemper will speak on the Delaware Uniform Common Interest Ownership Act and Bill Ward will speak on short sales. Mr. Whitfield and Andy Taylor, if needed, will speak on the proposed revisions to the statute. The Education Committee will provide the Commission with a final agenda for review at the next meeting.

Discussion: Common Law Agency Disclosure – Mr. Allamong

Mr. Allamong asked for comments from Commission members. He reported that he has asked Andy Taylor to review the form and provide comments.

Discussion: Requiring Fair Housing as Mandatory Continuing Education – Mr. White

Mr. White reported that fair housing violations have increased. He feels that the time allotted for fair housing in the current courses is not sufficient. Mr. White stated that he feels that a 3 hour course on the American with Disabilities Act is needed. Many real estate offices fail to meet the requirements and licensees are not fully aware of their obligations to the public. Mr. McGavisk stated that he agrees with Mr. White that the current courses are not acceptable.

Update on Newsletter – Mr. White

Mr. White reported that he has completed a draft of the newsletter. He will email it to Ms. Melvin for distribution to Commission members for review. It will be discussed at the next meeting.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

Mr. Allamong thanked Mr. Whitfield for serving as Chairman for the past year.

PUBLIC COMMENT

There was no public comment at this meeting.

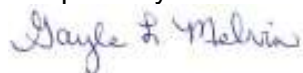
NEXT SCHEDULED MEETING

The next meeting will be held on Thursday, July 9, 2009 at 9:00 a.m.

ADJOURNMENT

A motion was made by Mr. Brannon, seconded by Mr. Emory to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 10:13 a.m.

Respectfully submitted,



Gayle L. Melvin
Administrative Specialist III